



PLANNING DEPARTMENT STAFF REPORT



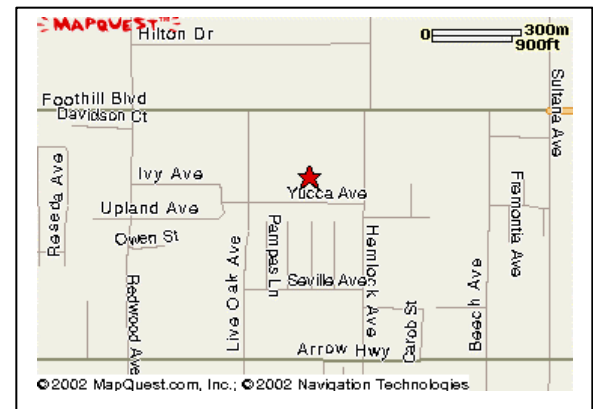
HEARING DATE: March 06, 2003

AGENDA ITEM NO: 3

Project Description

APPLICANT: MADRID, RAUL
APN: 0230-081-14*
PROPOSAL: A) GENERAL PLAN LAND USE DISTRICT
 AMENDMENT FROM MULTIPLE RESIDENTIAL 7000 SF
 PER UNIT (7M-RM) TO SINGLE RESIDENTIAL (RS);
 B) TENTATIVE TRACT MAP 16337 TO CREATE
 24 LOTS ON 5.39 ACRES WITH VARIANCE FOR 10'
 WALL ALONG NORTH PROPERTY LINE
COMMUNITY: FONTANA/S-2
LOCATION: NORTH SIDE OF YUCCA AVE., APPROX. 150' WEST
 OF HEMLOCK AVE.
JCS/INDEX: 11354CF1/W149-84/2002/GPA/TT 16337/01
REP('S): MADRID, RAUL

Vicinity Map



~~66~~ **Hearing Notices Sent On:** March 21, 2003

Report Prepared By: Al Diaz

PC Field Inspection Date: November 4, 2002

Field Inspected by: Brown & Kwappenberg

SITE DESCRIPTION

Parcel Size: 5.39 acres [All Open Area]
Terrain: Generally flat with a diagonal cross-slope of +/-2.28%, falling from the NEC to the SWC of the site; A small number of non-compacted soil mounds exist (errant non-permitted dumping by others; to be removed by owner prior to grading site)
Vegetation: Native grasses and weeds, wild shrubbery, 16 historical trees; 4 to be removed/replaced.
Existing Land Use: Empty lot with no significant landmarks; Non-compacted soil (mounds to be removed)
General Plan Land Use District: 7m-RM (Multiple [Family] Residential – 7,000 SF of land per unit)
Infrastructure Improvement Level: IL-1; **Overlay District(s):** None

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
North	Retail commercial; Foothill Blvd (beyond)	General Commercial (CG)	IL-1
East	Single Family Residences / Occupied	Multiple-Family Residential (7m-RM); 7,000 SF of land per unit	IL-1
South	Single Family Residences / Occupied	Multiple-Family Residential (7m-RM); 7,000 SF of land per unit	IL-1
West	Single Family Residences / Occupied	Multiple-Family Residential (7m-RM); 7,000 SF of land per unit	IL-1

AGENCY

COMMENTS

City Sphere of Influence MAC/CAP: City of Fontana
Water Service: Fontana Water Company
Septic/Sewer Service: DEHS-Approved

Recommendations Incorporated in COAs
 Adequate Service Available
 Septic System (existing)

STAFF RECOMMENDATION: RECOMMEND **DENIAL** of GPA to Board of Supervisors
